

# Private Sector Green Building Policy

For the City of San José



# Agenda

1. Background
2. Policy Proposal
3. Implementation
4. Cost Implications
5. Next Steps



# San José Green Vision

1. 25,000 new Clean Tech jobs
2. Cut per capita energy use 50%
3. 100% renewable electricity for San José
4. **Build or retrofit 50 million square feet of green buildings**
5. Zero waste to landfill
6. 100% beneficial reuse of wastewater
7. General Plan with measurable sustainability standards
8. Entire public fleet will use alternative fuels
9. 100,000 new trees and smart, zero-net streetlights
10. 100 miles of new trails





# Policy Guidelines

- Clear and Consistent Standards
- Promote uniform regional policies
- Raise awareness of green building practices
- Balance incentives and mandated standards
- Increase staff knowledge and ability to facilitate green building projects



# State and Regional Context

- AB32 California Warming Solutions Act
- California Building Standards Commission
  - “Green Building Standards Code”
- Santa Clara County Cities Association, Silicon Valley Leadership Group
- Other Cities





# Timeline for Policy Development



# Outreach Results

- No new fees
- No new review cycles
- No new inspections
- Do not hold up occupancy or building permit
- Allow choice of rating system
- Provide predictability and consistency across jurisdictions
- Review progress prior to increasing standards





# Proposed Policy – New Construction

Market Segment	Step 1 January 1, 2009*	Step 2 July 1, 2012
<b>Commercial / Industrial Tier 1</b>	< 25,000 square feet = LEED Checklist	< 10,000 square feet = LEED Checklist
<b>Commercial / Industrial Tier 2</b>	≥ 25,000 square feet = LEED Silver Certification	≥ 10,000 square feet = LEED Silver Certification
<b>Residential Tier 1</b>	< 10 units = Green Point Rated or LEED Checklist	GreenPoint Rated or LEED Checklist
<b>Residential Tier 2</b>	≥ 10 units = GreenPoint Rated (50 pts) or LEED Certified	GreenPoint Rated (50 pts) or LEED Certified
<b>High Rise Residential 75' or higher</b>	LEED Certified	LEED Silver



# Development Activity in San Jose

Building Permits issued per year(2001-2007):

- 3,000 residential units
- 880,000 square feet of non-residential space

Type of Development

- Single-Family vs. Multi-Family
- Transit-Oriented
- Infill



# Cost Implications

Green Vision Seed Money:  
\$75,000 for Outreach and Staff Education

## Staff Training

- 7 LEED Accredited Professionals
- 3 Certified Green Building Professionals
- Building Department “Green Team”



# Cost Implications

## Implementation:

- 1 FTE
- \$100,000 non-personnel

## Staff Time

- Technical support
- Address building code issues
- Develop public information resources





# Next Steps

- Planning Commission September 10
- City Council September 23
- Ordinance Adoption November 2008
- Implement Policy January 2009
- Outreach for Phase II July 2009

